GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

Municipal Administration & Urban Development Department – Tirupati Urban Development Authority – Change of land use from "Water Body use to Residential use" to an extent Ac.13.21 Cents in Sy.No.198/1, Kotramangalam Village in Renigunta Mandal, Tirupati - Draft Variation– Confirmation – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H2) DEPARTMENT

G.O.MS.No. 3 Dated: 01-01-2018

Read the following:-

1. Representation dt.23.1.2014 of G. Sivashankara Reddy and others R/o Kurnool.
2. From the VC, TUDA,Lr.Roc.No.477/G1/2014, Dated:04.08.2014.
3. Minutes of CLU Committee meeting dated:09.09.2014.
4. Representation of Sri G.Sivashankara Reddy Dt:19.09.2014.
5. Government Letter No.1586/H2/2014, Dt.29.01.2015.
6. From the Collector, Chittoor District, Lr.Roc.No.E6/956/2015, dt:26.02.2015.
7. Government Letter No.1586/H2/2014, MA&UD(H2) Department, Dated:04.09.2015 & 22.02.2016.
8. Government Lr.No.1586/H2/2014, Dt.14.04.2016.
9. From the Advocate General, A.P., High Court Buildings, Hyderabad, Letter No.AG/Res/2016/opn.No.22/2016, Dt.22.04.2016
10. Government Lr.No.1586/H2/2014, Dt.11.06.2016.
11. From the VC, TUDA, Tirupati, Lr.No.477/G1/2014, Dated:06.07.2016.
12. Orders dated:21.07.2016 in W.P.No.24145/2016 of the Hon'ble High Court of Judicature at Hyderabad for the State of Telangana and AP.
13. Government Lr.No.1586/H2/2014, Dt.01.11.2016.
14. Legal advise of Anand Reddy & Associates, Advocates & Solicitors, Visakhapatnam, Letter No.ARA/MAUD/2016, Dated:16.11.2016.
15. Government Letter No.1586/H2/2014, Dated:25.01.2017.
16. Government Memo No.11411/I2/2011, MA&UD (I2) Department, Dated:30.06.2012.
17. Government Memo No.138400/H1/2016, MA&UD (H) Department, Dated:15.02.2017.
18. From the VC, TUDA, Tirupati, Lr.No.477/G1/2014, Dated:12.07.2017.
19. Government Memo No.1586/H2/2014, MA&UD(H) Dept., Dt.18.08.2017.
20. AP Extraordinary Gazette No.483, Part-I, Dt.22.08.2017.
21. From the VC, TUDA, Tirupati, Lr.Roc.No.477/G1/2014, Dt.15.12.2017.

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ORDER:-

The Draft variation to the land use envisaged in the Master Plan of Tirupati Urban Development Authority Region issued in the Government memo 19th read above was published in AP Extraordinary Gazette No.483, Part-I, dated 22.08.2017. In the letter 18th read above, the Vice Chairman, Tirupati Urban Development Authority has

(P.T.O.)

informed that, the applicant has paid scrutiny fee of Rs.61,900/- vide challan No.835, dated:14.07.2014, Institutional charges of Rs.5,34,800/- vide challan No.313, dated:09.05.2017 and Conversion charges of Rs.8,02,200/- vide challan No.314, dated:09.05.2017 to Tirupati Urban Development Authority.

2. In the letter 21st read above, the Vice Chairman, Tirupati Urban Development Authority (TUDA) has reported that the TUDA has published notice in Hans (English Daily News Paper) and Andhra Jyothi (Telugu Daily News Paper) on 10.10.2017 calling for objections and suggestions regarding change of land use under reference and on publication the authority has not received any objections/suggestions from the general public. Also informed that the applicant has paid the publication charges of Rs.50,880/- in D.D.No.000965, dated:02.11.2017. Hence, the Draft variation issued in the memo 19th read above is confirmed.

3. The appended notification will be published in an Extra-ordinary issue of Andhra Pradesh Gazette, Dated:02.01.2018.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, Andhra Pradesh, Vijayawada.
The Vice Chairman, Tirupati Urban Development Authority, Tirupati.

Copy to:

The applicant through the Vice Chairman, Tirupati Urban Development Authority, Tirupati.
The Commissioner, Municipal Corporation, Tirupati.
The Special Officer & Competent Authority, Urban Land Ceiling, Tirupati.
The District Collector, Chittoor District.
SC/SF.

// FORWARDED :: BY :: ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation to the land use envisaged in the Master Plan of Tirupati Urban Development Authority Region and its vicinity which was sanctioned in G.O.Ms.No.148, Municipal Administration & Urban Development (H2) Department, Dated:21.03.2005 is proposed in exercise of the powers conferred by Sub-section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authority Act, 2016.

VARIATION

The site falling in Sy.No.198, Kotramangalam Village in Renigunta Mandal, Tirupati admeasuring an area of Ac.13.21 cents. The boundaries of which are given in the schedule below, which was

Contd…3

earmarked for Water body Use in Tirupati Urban Development Authority region Land Use Plan and its vicinity area which was sanctioned in G.O.Ms.No.148, Municipal Administration & Urban Development Department, Dated:21.03.2005 is now designated as Residential use by variation of change of land use, which was shown in Modification to Master Plan No.4/2017 TUDA and marked as "A, B, C, D, E, F, G, H" which is available in the office of the Tirupati Urban Development Authority, Tirupati, subject to the following conditions; namely:-

1. the applicant shall hand over the road widening area at free of cost through registered gift deed, if any.
2. the applicant shall obtain approval of building plans for construction of buildings from Tirupati Municipal Corporation, Tirupati duly paying necessary charges to Tirupati Municipal Corporation and Tirupati Urban Development Authority, Tirupati as per rules in force.
3. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Tiruapti Urban Development Authority/ Tirupati Municipal Corporation before issue of building permission/development permission, and it must be ensured that the best financial interests of the Government are preserved.
4. the owners/applicants are solely responsible for any misrepresentation with regard to ownership/title, Urban Land Ceiling Clearances etc. The owners/applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
6. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
7. any other conditions as may be imposed by Vice Chairman, Tirupati Urban Development Authority, Tirupati.

SCHEDULE OF BOUNDARIES

North : Sy.No.195

South: Existing road to be widened to 60'-0".

East : Sy.Nos.196&197

West : Sy.No.199

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER